



GRASSROOTS
REALTY GROUP

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**36 Riverview Drive
Cochrane, Alberta**

MLS # A2276904



\$725,000

Division:	Riverview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Wood	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Controls), All Lighting Fixtures Attached, Window Coverings

Open House Saturday | 12:00 PM – 3:00 PM Property Highlights • Beautifully renovated 5-bedroom bi-level • Backing onto the 4th tee of the Cochrane Golf Course • No neighbours behind with golf course views and exceptional privacy • Located in the sought-after community of Riverview Extensive Upgrades (2024) • Fresh paint throughout • New windows • New cabinetry • New tile • Luxury vinyl plank flooring on both levels • Poly-B plumbing removed Main Floor Features • Bright open layout with vaulted ceilings • Spacious living room • Updated kitchen with new 2024 stainless steel appliances – Fridge – Range – Dishwasher Bedrooms & Bathrooms • Three bedrooms on the main level • Primary retreat with walk-in closet and updated 3-piece ensuite • Quartz countertops in the ensuite • Additional bathrooms refreshed Fully Finished Basement • Large recreation room with wood-burning fireplace • Two additional bedrooms • Dedicated home office • Updated flooring • “Games cave” under the stairs • Central vacuum roughed-in Outdoor Living • No neighbours behind • Uninterrupted golf course views • Newly built double-tier vinyl deck Location • Backing directly onto the Cochrane Golf Course • One of Cochrane’s most desirable neighbourhoods Book your showing today!